

**LIST PRICE: ~~\$1,600,000~~ \$1,350,000****PROPERTY OVERVIEW**

Building Size:	3,319 SF + 4,912 SF = 8,321 SF
YOC:	1960
Lot Size:	(145' x 100') 14,500 SF
Zoning:	G-RO-3
Taxes:	\$29,670 + \$3,022 = \$32,692

PROPERTY FEATURES

- 27 "on-site" parking spaces + handicap
- 100' frontage along Emerson Street alley access on 145'deep lot
- Residential/office use in place, 2 separate parcels
- Maximum height 3 stories as per zoning

PROPERTY/AREA DETAILS

This 8,231 SF brick facility has been recently gutted for asbestos removal, the majority of which has been completed. The lot is 14,500 SF with G-RO-3 zoning, which allows residential and office uses - up to three stories. Less than one block from Colfax Avenue.

For more information, please contact:

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FOR SALE

1540 N EMERSON STREET
DENVER, CO 80218



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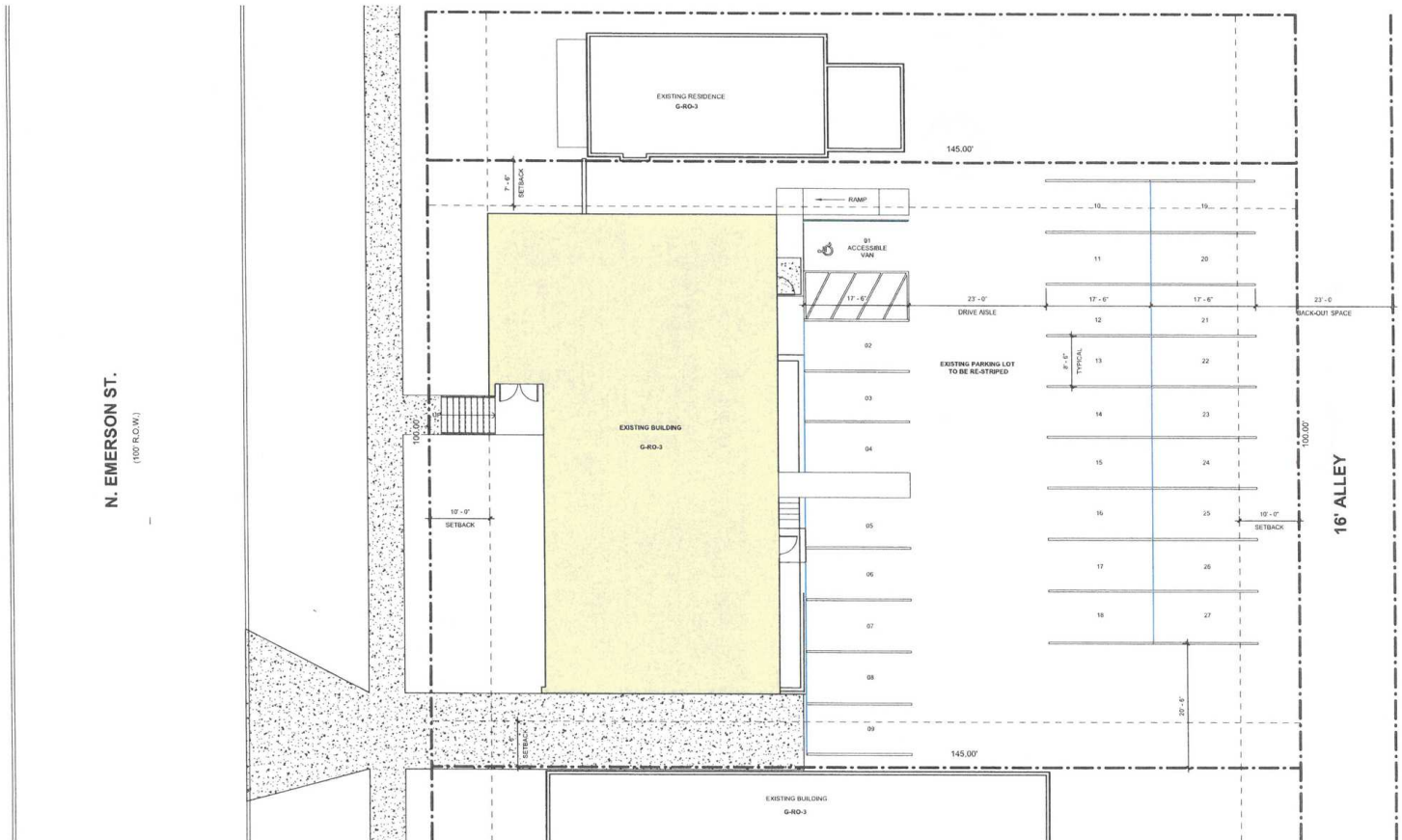
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